

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
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Project Name: Jack & Jill Children's Center Inc./
Jack & Jill Daycare

Case #: 7-ZR-03

Date: 5/13/03

Comments:

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Division: Fire

Member: Albert Weber
954-828-5875

Project Jack & Jill Children's Center Inc./
Name: Jack & Jill Daycare

Case #: 7-ZR-03

Date: 5/13/03

Comments:

No comments.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: Jack & Jill Children's Center Inc./
Jack & Jill Daycare

Case #: 7-ZR-03

Date: 5/13/03

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Jack & Jill Children's Center Inc./
Jack & Jill Daycare

Case #: 7-ZR-03

Date: 5/13/03

Comments:

1. Make sure the list of existing trees to be removed includes the Acacias (over 3" in trunk diameter).
2. Add rain sensor requirement to irrigation note.
3. All Tree Preservation Ordinance requirements apply. All trees, which would be considered good candidates for relocation, should be relocated (such as the LiveOaks). If appropriate, site plan modification may be required to save "large, existing desirable trees".
4. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. If applicable, overhead lines should be placed underground.

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Division: Planning

Member: Lois Udvardy
828-5862

Project Name: Jack & Jill Children's Center Inc./
Jack & Jill Daycare

Case #: 7-ZR-03

Date: 5/13/03

Site Plan Review/Rezoning to X-P for surface parking lot
Current Zoning - RMM-25/Proposed Zoning X-P
Land Use - Northwest Regional Activity Center

Comments:

1. A separate application and fee are required for Planning and Zoning Board application.
2. Site plan must include use on Lot 31 if that lot is to be included in rezoning/site plan.
3. Show parking calculations on site plan. Label each building, A, B, C, etc. and include use, square footage and number of required spaces for each building.
4. Site plan should include day care center.
5. Show zoning and outline of adjacent structures on site plan.
6. Discuss the narrative, which has been provided addressing how rezoning criteria (Sec. 47-24.4) has been met. Narrative needs to be expanded.
7. Provide a point-by-point narrative of how this proposal meets Sec. 47-25.2, Adequacy Requirements.
8. Provide a point-by-point narrative addressing how this application meets the criteria in Sec. 47-9.21.B, X-Exclusive Use Performance Standards for Parking Lots.
9. Provide a narrative detailing compliance with Sec. 47-9.22, General Design and Performance Standards.
10. Provide light pole details on sheet E1.1. Provide shielding on the light fixtures to prevent glare/spillover onto residential properties to the north.

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11. Discuss moving location of dumpster for commercial buildings away from day care center.
12. Provide a copy of the most recent plat.
13. Provide a sketch and legal description of those lots proposed for rezoning. Discuss with Zoning whether a new survey will be required.
14. It is recommended that the applicant meet with the adjacent neighborhood association (Dorsey Riverbend) prior to the Planning and Zoning Board hearing.

Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: Jack & Jill Children's Center Inc./
Jack & Jill Daycare

Case #: 7-ZR-03

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Comments:

1. Recommend 8' vertical bar security fencing. Do not believe that 6' chain link fencing will be adequate as a security fence.
2. Children should be escorted by an employee and/or released to an adult in the parking lot, if not manned by a uniform security officer.
3. Recommend that sliding gates and parking lot be monitored by CCTV.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Jack & Jill Children's Center Inc./
Jack & Jill Daycare

Case #: 7-ZR-03

Date: 5/13/03

Comments:

1. Provide parking calculations on site plan for each building and each use pursuant to section 47-20.2.
2. Photometric values shall be measure at the residential property line pursuant to section 47-20.14 and 47-25.3.

Additional comments may be discussed at DRC meeting.